



CITY OF MORGAN HILL

Development Services Center – Planning Division

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17575 Peak Avenue Morgan Hill CA 95037

## APPROVAL CERTIFICATE NO. 22-018

**APPLICATION NUMBER:** Design Permit SR2022-0010: Del Monte - Caruso

**LOCATION:** 16625 Del Monte Ave (APN: 767-16-044)

**SITE AREA:** 15,102 square feet

**GENERAL PLAN:** Residential Detached Low (RDM)

**ZONING:** Residential Detached Medium (RDL-12,000) – Hillside Combining District

**DESCRIPTION:** Design Permit for the construction of a new single-family residence with a detached Accessory Dwelling Unit (ADU). The existing structure will be converted into an ADU, with no proposed construction to the ADU as part of this Design Review Permit.

### RECITALS

1. On May 20, 2022, the Development Services Department received an application for Design Permit approval of a new single-family residence with a detached Accessory Dwelling Unit (ADU). Pursuant to Municipal Code Section 18.108.040.C.1 (Design Permit), projects with one or more new residential unit on a sensitive site require a Design Permit, as defined below:
  - a. The community development director may require a design permit for a project located on a sensitive site where a design permit may not otherwise be required.
  - b. The community development director's determination that a site is sensitive and that a design permit is required may be appealed to the planning commission in accordance with Chapter 18.112 (Appeals).
  - c. The city shall consider a site to be sensitive if the site contains a notable natural feature such as a hillside, ridgeline, watercourse, major drainage way or floodplain.
2. The project was reviewed by the Design Review Committee on September 2, 2022, and comments were received from the various departments and agencies. The application was deemed complete for processing on September 23, 2022.
3. Comments received from the public and from the applicant, along with exhibits and drawings and other materials have been considered in the review process.

4. On September 27, 2022, the Development Services Department considered said application after a duly noticed 10-day public comment period;
5. Pursuant to the authority set forth pursuant to Section 18.108.040 (Design Permit) of the Morgan Hill Municipal Code, the Development Services Director hereby approves the project application subject to the conditions contained within this approval certificate.

## **FINDINGS**

### **SECTION 1. Design Permit Findings**

The following findings have been made in approving the Design Permit in accordance with Section 18.108.040 (J.) of the Morgan Hill Municipal Code:

1. The proposed project is consistent with the General Plan and any applicable specific plan, area plan, or other design policies and regulations adopted by the City Council.

*The development of the site for a detached single-family residence and accessory dwelling units are consistent with the General Plan Policies, development standards and design guidelines.*

2. The proposed project complies with all applicable provisions of the zoning code and municipal code.

*The proposal is consistent with all provisions in the Zoning Code and Municipal Code.*

3. The proposed project substantially complies with all applicable design standards and guidelines contained in the design review handbook.

*The project is consistent with the Design Review Handbook and the Objective design criteria.*

4. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

*The project is Categorically Exempt pursuant to Section 15303(a): Single-Family Residence.*

5. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

*The project as proposed is an allowed use within the zoning designation and will be compatible with the surrounding residential neighborhood. The units are designed to reduce massing on the hillside and meet all development standards including but not limited to max lot coverage, height limit, and building setbacks, therefore will not impede on adjacent properties.*

6. The proposed project complies with all applicable Design Review Criteria in 18.108.040 (H.).

*The project is designed to be compatible with the Hillside neighborhood. The massing and scale of the building complements the neighboring residences.*

**SECTION 2.** The proposed project will not result in a violation of the requirements established by the Regional Water Quality Control Board.

**SECTION 3.** The approved project shall be subject to all conditions contained within Exhibit A, incorporated herein by reference.

**APPROVED THIS 27<sup>th</sup> DAY OF SEPTEMBER, 2022.**



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**Jennifer Carman**  
**Development Services Director**

A F F I D A V I T

I, Sean Qin hereby agree to accept and abide by the terms and conditions specified in this approval certificate.

Sean Qin  
Sean Qin (Sep 28, 2022 14:59 PDT)

Applicant

Sep 28, 2022

Date

**EXHIBIT "A"**  
**STANDARD CONDITIONS**

**APPLICATION NO: SR2022-0010 Del Monte – Caruso**  
**THE FOLLOWING APPROVAL REQUIREMENTS AND ANY SPECIAL CONDITIONS**  
**SHALL BE APPLIED THROUGH THE DEVELOPMENT APPROVAL PROCESS.**

Legend

MHMC= Morgan Hill Municipal Code  
MHARH= Morgan Hill Architectural Review Handbook  
CMH= City of Morgan Hill  
CFC= California Fire Code

**I. PROJECT DESCRIPTION**

The project includes a Design Review Permit for the construction of a new single-family residence with a detached Accessory Dwelling Unit (ADU). The existing structure will be converted into an ADU with no proposed construction as part of this Design Review Permit. The property, identified by Assessor Parcel Number 767-16-044 is located at 16625 Del Monte Avenue.

The project shall comply with all requirements of related project approvals granted by the City.

**III. PROJECT CONDITIONS OF APPROVAL**

This Design Permit approval is limited to the plan set date stamped 8/18/2022 on file (SR2022-0010) with the Development Services Department. The approved building permit plans and landscape plans must be in substantial conformance with the Design Permit plans as determined by the Development Services Director.

It shall be the responsibility of the Owner to ensure that any changes or modifications to the Project or any Unit are in compliance with the original City Conditions of Approval of the Project, which are hereby incorporated herein as set forth in full.

**PLANNING DIVISION**

**DEFENSE AND INDEMNITY**

- A. As part of, and in connection, with this application to the City of Morgan Hill, Applicant agrees to defend, indemnify, and hold harmless the City of Morgan Hill, its officers, agents, employees, officials and representatives (Indemnitees) from and against any and all claims, actions, or proceedings arising from any suit for damages or for equitable or injunctive relief which is filed against City to attack, set aside, void or annul its approval of this application or any related decision, or the adoption of any environmental documents which relates to said approval. The City

shall promptly notify the Applicant of any such claim, action or proceeding and the City shall cooperate fully in the defense thereof. In the event that Applicant is required to defend Indemnitees in connection with the proceeding, Indemnitees shall retain the right to approve (a) the counsel to so defend Indemnitees; (b) all significant decisions concerning the manner in which the defense is conducted; and (c) any and all settlements, which approval shall not be unreasonably withheld. This indemnification shall include, but is not limited to, (a) all pre-tender litigation costs incurred on behalf of the City, including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals; (b) reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted; and (c) all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision. City may, in its sole discretion, participate in the defense of such action; but such participation shall not relieve Applicant of its obligations under this condition. The undersigned hereby represents that they are the Applicant or are fully empowered by the Applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by Applicant to be bound by such conditions.

#### **TIME LIMITS**

- A. **Term:** The Design Permit approval granted pursuant to this Resolution shall remain in effect for two years from date of approval. Failure to obtain building permits within this term shall result in termination of approval unless an extension of time is granted with a showing of just cause prior to expiration date. **(MHMC 18.108.040)**

#### **SITE DEVELOPMENT**

- A. **Final Site Development Plans:** Final site development plans shall be reviewed for conformance with (SR2021-0023) and in accordance with Morgan Hill Municipal Code Section 18.108.040 (Design Permit) and approved by the Development Services Department prior to issuance of a building permit.
- D. **Tree Protection:** Unless tree removal has been previously or concurrently approved, all trees located within 25 feet of any site disturbance shall be protected using the following minimum protection measures (these guidelines shall be included with all site development plans):
1. Mark all trees to be saved with a survey flag or ribbon. Do not nail or staple directly to the tree.
  2. Erect a temporary fence enclosing an area equal to at least the dripline of the tree (or as far from the trunk as possible). This tree protection zone

shall not be used for parking, storage of building materials, or other equipment or the placement of temporary or permanent fill. Signs should be posted identifying the restriction of uses in the tree protection zone.

3. Locate structures, grade changes, and other ground or surface disturbances (e.g. concrete pours) as far as feasible from the “dripline” area of the tree.
4. Avoid root damage through grading, trenching, and compaction, at least within an area 1.5 times the dripline area of the tree. Where root damage cannot be avoided, roots encountered over 1 inch in diameter should be exposed approximately 12 inches beyond the area to be disturbed (towards the tree stem), by hand excavation, or with specialized hydraulic or pneumatic equipment, cut cleanly with hand pruners or power saw and immediately back-filled with soil. Avoid tearing or otherwise disturbing that portion of the roots to remain.
5. The addition of plant or other landscaping materials shall remain outside of the dripline of all trees.
6. The replacement trees shall be Oak trees, a minimum of 15-gallons in size. All trees proposed to be removed from the project site shall be replaced at a 1:1 ratio. Replacement trees shall be consistent with the City of Morgan Hill Master Street Tree. All mitigation/replacement trees shall be shown on the landscape plans and approved by the Development Services Director prior to the issuance of the building/grading permit.
7. Any tree subject to Chapter 12.32 Restrictions on Removal of Significant Trees of the Morgan Hill Municipal Code requires approval from the Planning Division. The applicant shall request approval prior to removing any significant trees.

**E. Architectural elements**

1. All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match the color of the adjacent surface or otherwise designed in harmony with the building exterior.
2. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building.

**F. Maintenance of landscaping:** The landscaping installed and accepted with this project shall be maintained on the site as stated within the approved plans. Any

alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Development Services Director.

- G. **Water Conserving Landscape Ordinance:** The landscape plans shall be in conformance with the City's Water Conserving Landscape Ordinance that was developed in accordance with California law. This Ordinance restricts landscaping turf to certain areas, specifies plant selection, requires certain types of irrigation equipment, and calls for the development of comprehensive water use calculations as an aspect of the submitted landscape plans. **(MHMC 18.64)**

#### **HABITAT PLAN**

- A. **Fees:** The approved project is covered pursuant to the Santa Clara Valley Habitat Plan (Habitat Plan) and subject to fees and conditions contained in the Habitat Plan.
- B. **Application Package:** Prior to issuance of a grading permit, the project shall complete and submit a Habitat Plan Application Package. All fees shall be paid prior to issuance of a grading permit. **(MHMC 18.132)**
- C. **Conditions:** Any additional conditions or mitigations required by the Habitat Plan shall be clearly stated on all plans that involve any ground disturbing activity (i.e. grading plans, improvement plans, paving plans, demolition plans or other plans for site clearing or temporary stockpile of dirt). **(MHMC 18.132)**

#### **AIR QUALITY**

- A. **Dust, Noise, Vibration and Materials Management Plan:** A management plan detailing strategies for control of noise, dust and vibration, and storage of hazardous materials during construction of the project shall be submitted for review prior issuance of a grading permit and requirements shall be included on all site development and grading plans. The intent of this condition is to minimize construction related disturbance of residents of the nearby or adjacent properties. **(MHMC 18.76)**
1. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.
  2. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
  3. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.

4. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
5. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.
6. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
7. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12-inch compacted layer of wood chips, mulch, or gravel.
8. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.
9. Minimizing the idling time of diesel-powered construction equipment to two minutes.
10. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOX reduction and 45 percent PM reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.
11. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).
12. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.
13. Requiring all contractors use equipment that meets CARB's most recent certification standard for off-road heavy-duty diesel engines.

## **CULTURAL RESOURCES**

- A. The following policies and procedures for treatment and disposition of inadvertently

discovered human remains or archaeological materials shall apply. If human remains are discovered, it is probable they are the remains of Native Americans,

- a. If human remains are encountered, they shall be treated with dignity and respect as due to them. Discovery of Native American remains is a very sensitive issue and serious concern. Information about such a discovery shall be held in confidence by all project personnel on a need-to-know basis. The rights of Native Americans to practice ceremonial observances on sites, in labs and around artifacts shall be upheld.
  - b. Remains should not be held by human hands. Surgical gloves should be worn if remains need to be handled.
  - c. Surgical mask should also be worn to prevent exposure to pathogens that may be associated with the remains.
- B. In the event that known or suspected Native American remains are encountered, or significant historic or archaeological materials are discovered, ground-disturbing activities shall be immediately stopped. Examples of significant historic or archaeological materials include, but are not limited to, concentrations of historic artifacts (e.g., bottles, ceramics) or prehistoric artifacts (chipped chert or obsidian, arrow points, ground stone mortars and pestles), culturally altered ash stained midden soils associated with pre-contact Native American habitation sites, concentrations of fire-altered rock and/or burned or charred organic materials and historic structure remains such as stone lined building foundations, wells or privy pits. Ground-disturbing project activities may continue in other areas that are outside the exclusion zone as defined below.
- C. An "exclusion zone" where unauthorized equipment and personnel are not permitted shall be established (e.g., taped off) around the discovery area plus a reasonable buffer zone by the contractor foreman or authorized representative, or party who made the discovery and initiated these protocols, or if on-site at the time of discovery, by the monitoring archaeologist and tribal representative (typically twenty-five to fifty feet for single burial or archaeological find).
- D. The discovery locale shall be secured (e.g., 24-hour surveillance) as directed by the City or County if considered prudent to avoid further disturbances.
- E. The Contractor Foreman or authorized representative, or party who made the discovery and initiated these protocols shall be responsible for immediately contacting by telephone the parties listed below to report the find and initiate the consultation process for treatment and disposition:
- The City of Morgan Hill Development Services Director (408) 779-7247

- The Contractor's Point(s) of Contact
  - The Coroner of the County of Santa Clara (if human remains found) (408) 793-1900
  - The Native American Heritage Commission (NAHC) in Sacramento (916) 653-4082
  - The Amah Mutsun Tribal Band (916) 481-5785 (H) or (916) 743-5833 (C)
  - The Tamien Nation (707)295-4011 (office) and (925)336-5359 (THPO)
1. The Coroner has two working days to examine the remains after being notified of the discovery. If the remains are Native American, the Coroner has 24 hours to notify the NAHC.
  2. The NAHC is responsible for identifying and immediately notifying the Most Likely Descendant (MLD). (Note: NAHC policy holds that the Native American Monitor will not be designated the MLD.)
  3. Within 24 hours of their notification by the NAHC, the MLD will be granted permission to inspect the discovery site if they so choose.
  4. Within 24 hours of their notification by the NAHC, the MLD may recommend to the City's Development Services Director the recommended means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The recommendation may include the scientific removal and non-destructive or destructive analysis of human remains and items associated with Native American burials. Only those osteological analyses or DNA analyses recommended by the appropriate tribe may be considered and carried out.
  5. If the MLD recommendation is rejected by the City of Morgan Hill the parties will attempt to mediate the disagreement with the NAHC. If mediation fails then the remains and all associated grave offerings shall be reburied with appropriate dignity on the property in a location not subject to further subsurface disturbance.

## **NOISE**

- A. **Construction Hours:** The project shall comply with Chapter 8.28 of the Morgan Hill Municipal Code which prohibits construction activities between 8:00 PM and 7:00 AM, Monday through Friday, and between 6:00 PM and 9:00 AM on Saturdays. Construction activities may not occur on Sundays or federal holidays.

## **GENERAL**

- A. **Mitigation Fee Act:** Notice is hereby given that, pursuant to the Mitigation Fee Act, the City of Morgan Hill charges certain fees (as such term is defined in

Government Code Section 66000) in connection with approval of this development project for the purpose of defraying all or a portion of the cost of public facilities related to this development project (Mitigation Fee Act Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, fees collected as part of development agreements, or as a part of the application for the City's Residential Development Control System. The Mitigation Fee Act Fees applying to this project are listed in the schedule of fees to be provided at building permit stage. Notice is also hereby given that the Developer has an opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval or conditional approval of this development project and that the 90-day protest period has begun.

- C. **Signed copies of Approval Certificate:** Submit two (2) signed copies of the Approval Certificate to the Planning Division prior to issuance of a building permit.

## **ENGINEERING DIVISION**

### **GENERAL**

A. Impact Fees: The project will be required to pay impact fees. The City of Morgan Hill, pursuant to City Code Chapter 3.56 has established impact fees to finance the cost of improvements required by new development. City Code Chapter 3.56.050 provides for automatic annual (July 1st) adjustment of those fees in existence utilizing the Engineering News Record Index for the preceding twelve months. ADU/JADU less than 750 square feet will not be assessed impact fees.

1. Stormwater Pollution Prevention Plan (SWPPP) inspection fees shall be required for this project, as it is a hillside priority project.
2. A SWPPP maybe required for the project at Building Permit review.
3. ADU and JADU will need to be separately metered by a private or public water meter, to located in a accessible area for owner, tenant, and City staff to view/meter readings.
4. ADU and JADU shall have a separate sanitary line wye off the proposed private lateral.

- B. **Stormwater Management:** This project will be required to comply with the California Regional Water Quality Control Board Central Coast Region Resolution No. R3-2013-0032 as documented by the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements. A copy of the guidance manual can be obtained from following URL: <http://www.morganhill.ca.gov/DocumentCenter/View/12671>.

C. **Flood/Drainage**

1. The flood detention of a 25-year storm will be required, with predevelopment flow to match for overland releases.

2. The project will be required submit a site drainage study. The drainage study will need to include existing run-on from adjacent properties and address measures to ensure that grading conforms will have no adverse effects on adjacent properties.
- D. **Right of Way Easements:** Dedication of right of way frontage in fee will be required at Building Permit issuance.
- E. **Utilities:** The sanitary main is located in a 10' wide public utility easement on the adjacent property to the rear yard of the property. An encroachment permit with Public Works will be required to connect to the sanitary main. Proper notification to the owner of the property will be required prior to work within the easement, which may require a separate Building Permit.
- F. **Streets:** Project maybe require restoring street frontage pavement to meet current City standard, which shall be determined by City Engineer at time of Building Permit review of site.

### **BUILDING DIVISION**

- A. **California Code of Regulations:** Project shall be designed to comply with the 2016 California Code of Regulations as amended by Morgan Hill Municipal Code Title 15. Building Permit applications submitted after January 1, 2020 shall be designed to comply with the 2019 California Codes of Regulations.
- B. Project is in a Geological Hazard Areal and shall comply with MHMC 18.70. A Geologic Report prepared by an Engineering Geologist or Geotechnical Engineer is required. A Plan review by the City Geologist is required at time of Building Permit Application. This review requires additional time and review fees. [https://library.municode.com/ca/morgan\\_hill/codes/code\\_of\\_ordinances?nodeId=TIT18ZO\\_DIVIZOCO\\_CH18.70GEHA](https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT18ZO_DIVIZOCO_CH18.70GEHA)
- C. Project is in a Fire Hazard Area and shall comply with Wildland-Urban Interface requirements.
- D. Project shall comply with the Morgan Hill Municipal Code (MHMC) including but not limited to:
- MHMC 15.65 Sustainable Building Regulations. **(70 Build It Green points required)**  
[https://library.municode.com/ca/morgan\\_hill/codes/code\\_of\\_ordinances?nodeId=TIT15BUCO\\_CH15.65SUBURE](https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.65SUBURE)
  - MHMC 15.40 Building Security  
[https://library.municode.com/ca/morgan\\_hill/codes/code\\_of\\_ordinances?nodeId=TIT15BUCO\\_CH15.40BUSE](https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.40BUSE)

- MHMC 18.148 Water Conservation  
[https://library.municode.com/ca/morgan\\_hill/codes/code\\_of\\_ordinances?nodeld=TIT18ZO\\_DIVIIDECO\\_CH18.148WACO](https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeld=TIT18ZO_DIVIIDECO_CH18.148WACO)
- MHMC 15.63 Prohibition of Natural Gas Infrastructure in New Buildings  
[https://library.municode.com/ca/morgan\\_hill/codes/code\\_of\\_ordinances?nodeld=TIT15BUCO\\_CH15.38WATHPR](https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeld=TIT15BUCO_CH15.38WATHPR)

## **FIRE DIVISION**

- A. **Preliminary Review Only:** The requirements and conditions stated in this review are preliminary and are intended to be used for the purposes of project planning. An official Fire Department review of the project will be conducted upon receipt of a complete plan submittal application that clearly shows all intended grading, demolition, construction or building modifications.
- Proposal limited to:** Review of this Development proposal is limited to acceptability of site access as they pertain to fire department operations and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
  - Automatic Fire Sprinkler System Required:** Buildings requiring automatic fire sprinkler system shall be equipped throughout with an approved automatic fire sprinkler system. The fire sprinkler system shall be hydraulically designed per National Fire Protection Association (NFPA) Standard #13. **(CFC Chapter 9 as amended by MHMC 15.44.170)**
  - Emergency Gate/Access Gate Requirements:** Open gates shall not obstruct any portion of the required access roadway or driveway width. If provided, all locks shall be City of Morgan Hill approved. Installations shall conform to the City of Morgan Hill Standard Details and Specifications 11-G.
  - Premises Identification:** Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background and be a minimum of four inches in height.
  - Project is in a Fire Hazard Area and shall comply with Wildland-Urban Interface requirements. Ch 7A of the CBC.

**DATE:** 4.20.22

**FOR:** Caruso Lucas and Victoria Broocke

**RE:** 16625 Del Monte Ave – New SFD

**PERMIT NUMBER: BRES2022-0144**

1. The project shall comply with the California Regional Water Quality Control Board Central Coast Region Resolution No. R3-2013-0032 as documented by the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements. The manual may be obtained at the following URL: <http://www.morganhill.ca.gov/DocumentCenter/View/12671>

a. **Add the following Table to the cover sheet.** Complete the table to show all new and replaced impervious surfaces and corresponding square footages to determine applicability of the Stormwater Post-Construction requirements.

Impervious Surfaces	Proposed Surfaces		Total Proposed Impervious Surface [new + replaced]
	New <sup>1</sup> (sq. ft.)	To Be Replaced <sup>2</sup> (sq. ft.)	
Roof Area			
Parking			
Sidewalks, Patios, Driveways, Etc.			
Public or Private Streets			
<b>Impervious Surfaces Total</b>			

<sup>1</sup> Proposed New Impervious Surface: New impervious surface that will cover an existing pervious surface.

<sup>2</sup> Proposed Replaced Impervious Surface: Replacement of an existing impervious surface with another impervious surface.

b. If the “Total Proposed Impervious Surface” is less than 2,500 sq. ft., add a note at the bottom of the table stating that the project is exempt from the Stormwater Post-Construction requirements.

2. Update site plans to show size and location of existing sewer lateral. Proposed new dwelling shall “Y” into existing sewer lateral. No new connection at main allowed.

3. Water Service:

- a. Update the plans to show one of the following water service options that will be required for the new dwelling:
  - i. A new 1" public water meter with separate water lateral per current City Standards; or
  - ii. A new private sub-meter for the new dwelling (i.e. the ADU is connected to the existing residence’s building water line).
- b. Verify and label on plans the location and size of the existing public water meter for the main residence.
  - i. If the existing public water meter is smaller than a 1” meter, the water meter shall be upgraded to a minimum 1” meter to meet current City standards.

- ii. If proposed dwelling is connecting to the existing primary residence's water service, submit water fixture calcs to confirm existing water meter size is sufficient to handle additional ADU load.
- c. If the project is going to install a private sub-meter, the following requirements must be met:
  - i. Locate the private sub-meter at the exterior of the dwelling and at an accessible location to owner, tenant (if applicable), and City staff.
  - ii. Water connection for the dwelling shall be downstream of the existing meter. Upgrade the existing meter to a minimum size of one inch, if smaller than one inch (See comments above).
  - iii. Add the following language on the plan:
    1. **Private Submeter Requirements (per Morgan Hill Municipal Code Section 13.04.130)**
      - a. **The new submeter shall accurately and completely measure all water consumed by the accessory dwelling unit.**
      - b. **If the unit will be rented out by the Owner, the Owner shall agree to charge the tenant a water utility charge strictly based on the consumption by the occupant(s) of the unit.**
      - c. **The Owner shall be responsible for the installation, maintenance and monitoring of the submeter system.**
      - d. **If any water conservation plan is implemented or imposed by the City, the Owner shall be responsible for complying with any reductions required by such plan as measured by consumption on the meter directly connected to the municipal water system.**
  - iv. Obtain an "Annual Water Submeter Permit" prior to Building Permit issuance. Contact Tanya Carothers at [Tanya.Carothers@morganhill.ca.gov](mailto:Tanya.Carothers@morganhill.ca.gov) for an application and information on the permit processing procedure, review, and approval.
4. Provide new sheets:
  - a. Topo of site
  - b. Erosion control, grading and drainage plans.
5. Cross lot drainage will not be allowed.
6. Include earth work quantities on grading sheet.
7. Update site plan to include location of existing street light located along property frontage. Owner shall be responsible for energizing street light prior to final sign off. Proof of application with PGE is required prior to issuance of building permit.
8. Update site plan to include location of over head utilities. Additional comments may be forthcoming pending exact location of overhead utilities in relation to property line.
9. Attach the enclosed "Resources for CBMPs and Blue Print for a Clean Bay" to the plans.
10. Obtain encroachment permit prior to work within the City's right-of-way or in connection with City utilities.
11. Public Work's fees are required for this project and will be calculated upon submittal of all information above.

# Approval Cert. No. 22-0018 Del Monte - Caruso

Final Audit Report

2022-09-28

Created:	2022-09-27
By:	Jenna Luna (jenna.luna@morganhill.ca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAASMDamgPo6K4AZ3fOkaA4KpjKuCcJnyXh

## "Approval Cert. No. 22-0018 Del Monte - Caruso" History

-  Document created by Jenna Luna (jenna.luna@morganhill.ca.gov)  
2022-09-27 - 8:36:40 PM GMT
-  Document emailed to Jennifer Carman (jennifer.carman@morganhill.ca.gov) for signature  
2022-09-27 - 8:37:51 PM GMT
-  Email viewed by Jennifer Carman (jennifer.carman@morganhill.ca.gov)  
2022-09-27 - 8:41:23 PM GMT
-  Document e-signed by Jennifer Carman (jennifer.carman@morganhill.ca.gov)  
Signature Date: 2022-09-27 - 8:48:05 PM GMT - Time Source: server
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-  Jenna Luna (jenna.luna@morganhill.ca.gov) added alternate signer sqin@caruso-designs.com. The original signer squin@caruso-designs.com can still sign.  
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